

Quit Claim Deed

ILLINOIS STATUTORY

MAIL TO:

Law Offices of Jonathan M. Aven, Ltd.
Jonathan M. Aven
180 N. Michigan Ave.
Suite 2105
Chicago, IL 60601

NAME & ADDRESS OF TAXPAYER:

JOHN AND JENNIFER VLAHAVAS
1617 W. HURON ST.
CHICAGO, IL 60622



Doc#: 1534445027 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/10/2015 10:15 AM Pg: 1 of 4

THE GRANTORS JOHN VLAHAVAS and JENNIFER VLAHAVAS, Husband and Wife, 1617 W. Huron St., of the City of Chicago, of the County of Cook, of the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM

fifty percent (50%) of the total undivided interest in the subject property unto JOHN VLAHAVAS, Grantee, 1617 W. HURON ST., CHICAGO, ILLINOIS 60622, as Trustee under the provisions of a certain Trust Agreement, dated November 5, 2015, and known as the JOHN VLAHAVAS LIVING TRUST (hereinafter referred to as "said trustee", regardless of the number of trustees), of which he is the sole trustee and the sole primary beneficiary, and unto each and every successor or successors in trust under said trust agreement and fifty percent (50%) of the total undivided interest in the subject property unto JENNIFER VLAHAVAS, Grantee, 1617 W. HURON ST., CHICAGO, ILLINOIS 60622, as Trustee under the provisions of a certain Trust Agreement, dated November 5, 2015, and known as the JENNIFER VLAHAVAS LIVING TRUST (hereinafter referred to as "said trustee", regardless of the number of trustees), of which she is the sole trustee and the sole primary beneficiary, and unto each and every successor or successors in trust under said trust agreement, said beneficial interests of said husband and wife to the homestead property to be held as Tenants by the Entirety

of the City of Chicago, County of Cook and the State of Illinois, all interest in the following described real estate situation in the County of Cook, State of Illinois, to wit:

LOT 8 IN HAMILTON'S SUBDIVISION OF THE NORTH 1/2 OF BLOCK 16 IN THE CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantees shall have and hold said premises.

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

- 1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the

Handwritten signature

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premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said agreement is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantors hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Permanent Index Number(s): 17-07-211-017-0000

Property Address: 1617 W. HURON ST., CHICAGO, ILLINOIS 60622

Dated this 25 day of NOVEMBER, 2015

Jennifer Vlahavas (Seal)
JENNIFER VLAHAVAS

John Vlahavas (Seal)
JOHN VLAHAVAS

(Seal)

City of Chicago
Dept. of Finance
698529

12/10/2015 8:42
3049



Real Estate
Transfer
Stamp
\$0.00

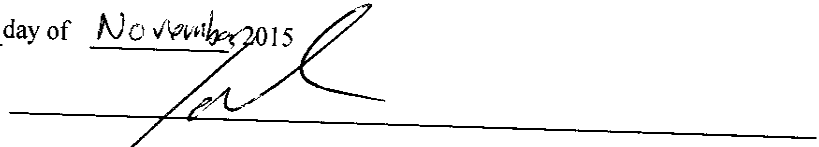
Batch 10,930,691

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JENNIFER VLAHAVAS and JOHN VLAHAVAS personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 25 day of November 2015



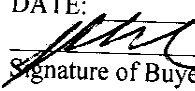
Notary Public
My commission expires on _____



If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:
Law Offices of Jonathan M. Aven, Ltd.
Jonathan M. Aven
180 N. Michigan Ave.
Suite 2105
Chicago, IL 60601
(312) 251-8777

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E, SECTION 4, REAL ESTATE TRANSFER ACT.

DATE: 11/25/15

Signature of Buyer, Seller or Representative.

This conveyance must contain the name and address of the Grantee for tax billing purposes (55ILCS 5/3-5020) and the name and address of the person preparing the instrument, (55ILCS 5/3-5022)

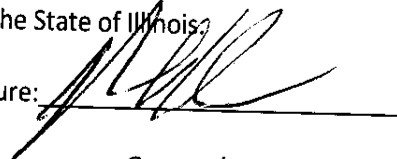
Property Of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Nov. 25, 2015

Signature: 
Grantor/Agent

Subscribed and sworn to before me

by the said Agent/Grantor this

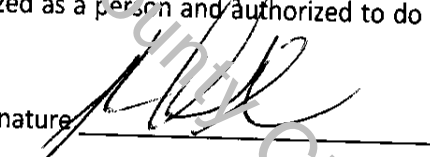
25 day of Nov, 2015




NOTARY PUBLIC

The Grantee or his/her agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.


Dated Nov. 25, 2015

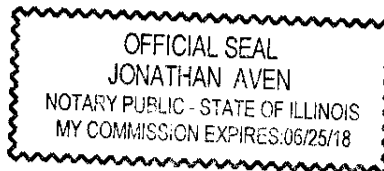
Signature: 
Grantee/Agent

Subscribed and sworn to before me

by the said Agent/Grantee this

25 day of Nov, 2015.


NOTARY PUBLIC



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)